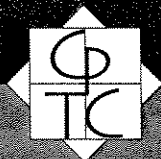


CITIZEN PLANNER TRAINING COLLABORATIVE



ADVANCED TOOLS AND TECHNIQUES FOR PLANNING AND ZONING

FIFTH ANNUAL CONFERENCE

Saturday, March 18, 2006

**Hogan Conference Center
Holy Cross College, Worcester, MA**

CONFERENCE SCHEDULE

8:00-9:00	Registration and Continental Breakfast					
9:00-9:30	Plenary with Robert Durand					
	Sustainability	Capacity Building	Zoning & Enforcement	Smart Growth	Land Use Planning	Housing and Transportation
9:45-11:15	1. Is Your Conservation Subdivision Bylaw Working? <i>Bob Levite Elisabeth Hamin</i>	2. Streamlining the Site Plan Review Process* <i>Larry Smith</i>	3. Key Legal Cases and Pending Legislation <i>Greg McGregor Bob Ritchie</i>	4. Smart Growth Tool Kit <i>Kurt Gaertner</i>	5. Multi-town Planning: Dynamic Strategies for Small Town Growth <i>Glenn Garber</i>	6. Inclusionary Housing Bylaws: Sharing the Responsibility <i>Steve Wallace</i>
11:30-12:30	Lunch, view exhibits					
12:40-1:50	7. Renewable Energy Policy Planning <i>Dwayne Breger Sally Wright</i>	8. Beyond Conflict of Interest: Ethical Decision Making <i>Bob Mitchell</i>	9. Exemptions Under the Mass. Zoning Act* <i>Wayne Feiden</i>	10. Chapter 40R: Smart Growth Zoning and Housing Production <i>Don Schmidt</i>	11. Building Community Consensus: Lowell's Success Story <i>George Proakis and Adam Baake</i>	12. New Guidelines for Chapter 40B <i>Connie Kruger</i>
2:00-3:15	13. Bringing Sustainable Practices to Your Community <i>Sarah James</i>	14. Writing Defensible Decisions <i>Judith Cutler</i>	15. Are "Mansions" Taking Over Your Neighborhoods? <i>Terry Szold Mark Whitehead</i>	16. New Urbanism: Examples from Mashpee, Hyannis, Marlborough <i>Russ Preston, Tom Broadrick, Al Lima</i>	17. Zoning Reform Panel <i>Angus Jennings</i>	18. The New Mass. Highway Manual <i>Luisa Palewonsky, Linda Dunlavy</i>

Conference will take place unless State or city of Worcester are closed as official snow emergency.
WCVB Channel 5, Worcester TV Channel 3, or WSRS Radio 96.1 or call for a taped message at (413) 545-2188.
For more information please also refer to the CPTC Web site:

WWW.UMASS.EDU/MASSCPTC

PROGRAM

8:00-9:00 A.M.

Registration & Continental Breakfast

9:00-9:30 A.M.

Plenary Welcome Address

Robert Durand, Durand & Anastas, former Secretary of Environmental Affairs

9:45-11:15 A.M. CONCURRENT SESSIONS

1. Is your Conservation Subdivision Bylaw Working the Way You'd Hoped?

This workshop will cover the problems and solutions that towns and local land trusts face when a developer is setting aside open space pursuant to Planning Board or ZBA mandates. Presenters will discuss the necessary steps to ensure protection, pitfalls to be avoided, and long-term stewardship issues. We will also explore the range of bylaws that Massachusetts towns have implemented to encourage open space developments.

Presenters: *Bob Levite, UMass Extension Educator; Elisabeth Hamin, UMass Landscape Architecture & Regional Planning*

Moderator: *Heidi Ricci, Mass Audubon*

2. Streamlining & Coordinating Site Plan Review Process*

When developers come before your community to get their projects approved, Boards are often overwhelmed by a battery of lawyers, engineers, and consultant specialists. This session will look at how local boards can better organize and coordinate their project review process to ensure that, by acting as a team, the concerns of the community are being addressed and the numerous local permits being issued are not in conflict with each other. Also included will be an overview of the Site Plan Review process.

Presenter: *Lawrence Smith, Westfield Planner*

Moderator: *Alan Pease, Ashby Planning Board*

3. Key Legal Cases: Precedents, Suits, and Pending Legislation

There is no substitute to being well-informed about all the relevant laws relating to an application before your Board, and becoming familiar with the land areas and neighborhoods directly affected—positively or negatively—by the proposals before you. The presenters, prominent, experienced legal professionals, will highlight recent environmental law cases and discuss aspects of pending legislation.

Presenters: *Gregor McGregor, Esq.; Robert Ritchie, Esq., MA Assistant Attorney General*

Moderator: *Scott Jackson, UMass Natural Resources and Environmental Conservation*

4. Smart Growth Tool Kit: Techniques for Turning Sustainable Development Principles Into Reality

The Smart Growth Toolkit, released in August 2005, provides easy access to information on twelve different planning, zoning and subdivision techniques including transfer of development rights, inclusionary zoning, traditional neighborhood development and open space residential design. Learn about the Toolkit's sections, explore ways to customize techniques to local circumstances, and hear about potential funding sources for implementation.

Presenter: *Kurt Gaertner, Mass. Executive Office of Environmental Affairs*

Moderator: *Donald Schmidt, Mass. Department of Housing and Community Development*

5. Multi-town Planning: Integrated Dynamic Strategies for Small Town Growth

The Five Town Action initiative is a demonstration project involving 5 small contiguous towns working together to pursue key initiatives from their community development and open space plans. The Center for Rural MA will present its latest case study research into the ways in which communities all across the state are successfully using regulatory tools in an integrated way to produce more powerful planning applications.

Presenter: *Glenn Garber, Director of the Center for Rural Massachusetts, UMass Extension*

Moderator: *TBA*

6. Inclusionary Housing Bylaws: Sharing the Responsibility of Providing Affordable Housing

Has your community ever wished that it could require developers to help meet its 10% affordable housing requirement established under Chapter 40B? Well, now you can, through an innovative zoning technique known as an Inclusionary Housing Bylaw. The state is squarely behind this effort, including it as an item in the Commonwealth Capital checklist, and as a part of the Smart Growth Toolkit. The session will include the basic elements of such bylaws, along with administrative and reporting requirements.

Presenter: *Stephen Wallace, Central Mass. Regional Planning Commission*

Moderator: *John Eller, Sr. Vice President, Federal Home Loan Bank of Boston*

11:30-1:30

Buffet Lunch & Exhibits

PROGRAM

12:40-1:50 P.M. CONCURRENT SESSIONS

7. Renewable Energy Policy Planning: Examples from the Pioneer Valley Region

Gain a greater understanding of the role of the professional and volunteer planner in identifying and promoting renewable energy in your community via land use regulatory reform, as well as information on current state-of-the-art technologies. This panel will present lessons learned from working to promote renewable energy in the Pioneer Valley, combined with an overview of 2 community-scale renewable energy technologies: wind power and bio-mass.

Presenters: Dwayne Breger, Mass. Division of Energy Resources; Sally Wright, The Renewable Energy Research Laboratory; Rob Rizzo, The Forest and Wood Products Institute

Moderator: Catherine Miller, Principal Planner, PVPC

8. Beyond Conflict of Interest: Ethical Decision Making & Guidelines for Stellar Service

How can Boards conduct their business and make decisions within a proper ethical and legal framework? This session will explore what your responsibility is as public official in carrying out your duties in an open, welcoming and ethical manner. From meeting organization to decision making, from information-sharing to interaction with applicants and citizens, how a Board conducts its business is as important as the actions it takes.

Presenter: Robert P. Mitchell AICP, Office for Commonwealth Development

Moderator: Gisela Walker, UMass Extension Educator

9. Exemptions Under the Mass. Zoning Act: What's Protected, What's Permitted*

Unlike many aspects of zoning law in Massachusetts, the discussion in this workshop will focus on how local authority—autonomy—has been clearly removed or limited. Learn how agricultural, educational, childcare, and religious uses are exempt from local zoning powers, as well as State and Federal uses such as tele towers.

Presenter: Wayne Feiden, AICP, Planning Director, Northampton

10. Chapter 40R: Smart Growth Zoning and Housing Production

In July 2004, the legislature enacted Chapter 40R, the Smart Growth Zoning & Housing Production Act. Chapter 40R provides financial incentives to communities that adopt zoning overlay districts that permit as-of-right high density residential development in eligible locations. The Department of Housing and Community Development (DHCD) is charged with administering the program. This session will highlight the process and financial incentives for creating a smart growth zoning district, DHCD's application requirements and mandatory smart growth zoning provisions.

Presenter: Donald Schmidt, Smart Growth Zoning Program Director, Mass. Department of Housing and Community Development

Moderator: Bruce Hughes, Economic Development Specialist, Old Colony Planning Council

11. Building Community Consensus: Lowell's Award-winning Success Story

Hear about this APA-award-winning project, which enabled the City of Lowell to come to unprecedented consensus, develop a progressive comprehensive plan, and completely overhaul their zoning. Between 2001 and 2004 the City of Lowell completed a multi-phase process that began with extensive public opinion research, included the City's first comprehensive Master Plan in 30 years, and culminated with the successful adoption of a completely new zoning code and map for the entire city.

Presenters: George Proakis, AICP, and Adam Baacke, AICP, Lowell Planning Dept.

Moderator: Ralph Willmer, AICP, Senior Planner, Vanasse Hangen Brustlin, Inc.

***Participation in these sessions may entitle the town to credit under the MIA Rewards program towards Public Officials Liability Insurance.**

CPTC workshops may also be eligible activities under the Commonwealth Capital Program.

DIRECTIONS TO CONFERENCE

From Route 290 in Worcester, take Exit 11 (College Square) and follow signs for College Square. Cross over to the far right lane and take the first right steeply uphill before the traffic light. Holy Cross College will be on your left. Go up and turn left into the last gate (number 7). The Hogan Center is the second building on the left.

For more information, visit www.umass.edu/masscptc/conferences.html

PROGRAM

12. Housing: New Guidelines for Chapter 40B

While many communities have used Chapter 40B to successfully negotiate the approval of quality affordable housing, it is a complex process and poses a challenge to local officials who are trying to balance local concerns with their responsibilities under the law. This session will highlight new guidelines developed by the Massachusetts Housing Partnership. The four state agencies that finance affordable housing developed through 40B strongly recommend that local officials utilize them to assist in reviewing 40B proposals.

Presenter: *Connie Kruger, Mass. Housing Partnership*

Moderator: *Laila Michaud, Executive Director, Montachusett Regional Planning Commission*

2:00-3:15 P.M. CONCURRENT SESSIONS

13. Bringing Sustainable Practices to Your Community

What does "Sustainability" really mean for planning board members? Hear from the co-author of the APA's Planning for Sustainability policy guide about how to define this concept for your community, and how planning board members can help communities move in this direction. The session will include concrete examples of communities that have officially adopted these sustainability principles and have implemented them throughout their governments and larger communities.

Presenter: *Sarah James, Esq., Sarah James & Associates*

Moderator: *Gisela Walker, UMass Extension Educator*

14. Is Your Board Writing Defensible Decisions?

Defensible decisions are born long before the first word of the decision is reduced to print. Learn how to decide establish on your Board's policies, consult with Town Counsel, maintain objectivity, and comply with pertinent laws, and agree on policies and rules in advance. Included will be a suggested outline to follow when drafting zoning decisions.

Presenter: *Judith Cutler, Esq., Kopleman and Paige*

Moderator: *Robert P. Mitchell AICP, Office for Commonwealth Development*

15. Are Mansions Taking Over Your Neighborhoods?

This session will review and analyze the types of regulation that are being established in response to "mansionization" construction activity. In order to illuminate choices available to towns to address impacts of this trend, Professor Szold, author and nationally recognized planning consultant, will focus on the regulatory interventions that have recently been employed in different communities. She is joined by local planners Haber and Whitehead who have worked successfully on this issue in Massachusetts.

Presenters: *Terry Szold, Massachusetts Institute of Technology; Susanne Haber, Planner, Weston; Mark Whitehead, Planner, Lincoln*

Moderator: *Sean Bender, Director of Service Learning, Wentworth Institute of Technology*

16. New Urbanism: Exciting Examples from Mashpee, Hyannis, and Marlborough

Hear from three very different locales about their resourceful approaches to creating vibrant, diverse, mixed-use communities—the foundation of the "New Urbanism" movement. From an ailing strip mall, to an aging downtown "hole in the donut," to a busy tourist destination, find out how local planners and developers are working to revitalize areas in ways that integrate essential elements of livable and economically successful communities.

Presenters: *Russ Preston, Mashpee Commons; Tom Broadrick, Barnstable; Al Lima, Marlborough*

Moderator: *Dorr Fox, Cape Cod Commission*

17. Zoning Reform Panel

The proposed Massachusetts Land Use Reform Act would be the first major updating of the Commonwealth's planning, zoning and subdivision control statutes in almost 30 years. The Act encourages communities to adopt or update their local comprehensive plans and enables them to develop effective land use regulations that are consistent with those plans. A conversation with panelists will explore how the existing land use laws, recent legislative changes, and proposed amendments could support smart growth in Massachusetts.

Presenter: *Angus Jennings, Concord Square Development; other panel members TBA*

Moderator: *Glenn Garber, Center for Rural Mass.*

18. The New MassHighway Design Manual: Planning for Safety and Mobility

A well-designed transportation infrastructure that is responsive to its context is the product of thoughtful planning. By bringing together transportation professionals, local residents, and interest groups, we can produce public facilities and programs that support community goals, provide safe, efficient transportation for individuals and goods, enhance the economy, and protect the natural environment. You will hear from two of the principal designers of this brand new tool.

Presenter: *Luisa Palewonsky, Commissioner, Massachusetts Highway Department; Linda Dunlavy, Franklin County Regional Council of Governments*

Moderator: *Barbara Lucas, Chief Transportation Planner, Metropolitan Area Planning Council*

WE RECEIVED FINANCIAL SUPPORT FROM:



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Massachusetts Interlocal Insurance Association (MIIA)
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The CPTC Board of Directors also sincerely appreciates the support from its Advisory Board and the generosity of all the presenters who are donating their time and expertise.

McGREGOR & ASSOCIATES
ATTORNEYS AT LAW, P.C.

REGISTRATION FORM

Absolute Deadline for receiving registrations is: FRIDAY, MARCH 10, 2006!

*We cannot accept last-minute registrations. You can fax your form until the deadline.
Town checks may be sent by separate mail and arrive later than the deadline if necessary.*

Name: _____ Board affiliation: _____
Street address: _____
City: _____ State: _____ Zip: _____
Daytime phone number: _____ E-mail: _____
City/town served: _____

I want to attend the following sessions (please keep a copy of this page for yourself!)

Please number your first and second choice for each time.

9:15 a.m.-10:45 a.m.

- ☐ 1. Conservation Subdivision Issues
- ☐ 2. Site Plan Review*
- ☐ 3. Key Legal Cases
- ☐ 4. Smart Growth Tool Kit
- ☐ 5. Multi-town Planning
- ☐ 6. Inclusionary Housing

11:00 a.m.-12:30 p.m.

- ☐ 7. Energy Policy Planning
- ☐ 8. Ethics for Board Members
- ☐ 9. Zoning Exemptions*
- ☐ 10. Chapter 40R
- ☐ 11. Building Consensus in Lowell
- ☐ 12. 40B New Guidelines

1:30 p.m.-3:00 p.m.

- ☐ 13. Sustainable Practices
- ☐ 14. Writing Defensible Decisions
- ☐ 15. Responding to Mansionization
- ☐ 16. New Urbanism
- ☐ 17. Zoning Reform
- ☐ 18. MassHighway Design Manual

Directions to Holy Cross College are available at www.umass.edu/masscptc/conferences

Registration fee: \$50/pp (Receipts will be provided at registration.)

Refunds granted if submitted in writing or emailed through website before March 15, 2006 **We do not confirm registrations!**

Please make check payable to CPTC and mail or fax this form by Friday, March 10, 2006 to
Diana Krauth, 302 Hills North, UMass Amherst, Amherst, MA 01003 or fax to (413) 545-1772

QUESTIONS? Please contact Diana Krauth (413) 545-2188 www.umass.edu/masscptc

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Acton, MA 01720



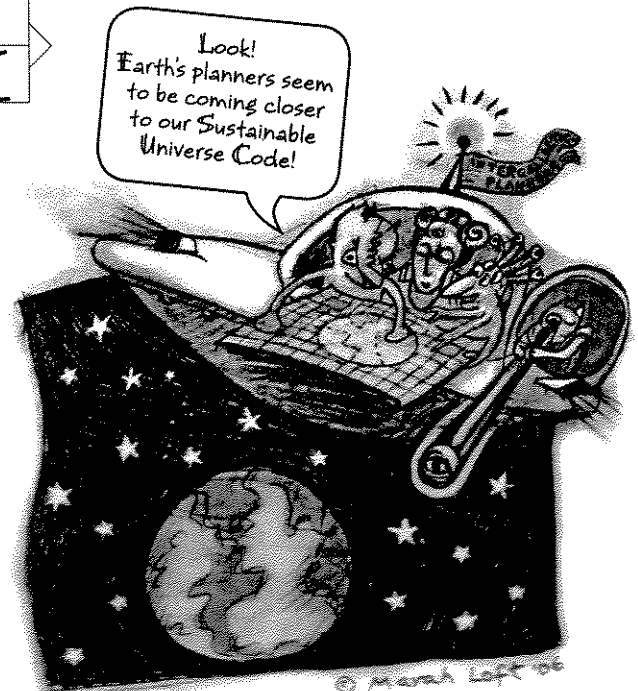
CONFERENCE PROGRAM!
MA Department of Housing
and Community Development
60 Cambridge Street
Suite 300
Boston, MA 02114

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